

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - June 17, 1970

Appeal No. 10424 Ralph D. Johnson, appellant.

THE ZONING ADMINISTRATOR OF THE DISTRICT OF COLUMBIA, appellee.

On motion duly made, seconded and unanimously carried, the following Order of the Board was entered at the meeting of July 21, 1970.

EFFECTIVE DATE OF ORDER - February 1, 1971

ORDERED:

That the appeal for variance from the side yard requirements of the R-1-B District to permit a two (2) story rear addition to dwelling at 1433 Anacostia Avenue, N.E., lot 43, Square 5102, be granted.

FINDINGS OF FACT:

1. The subject property is located in an R-1-B District.
2. The subject property is improved with a two (2) story brick single family dwelling.
3. Appellant proposes to erect a two (2) story rear addition to his single family dwelling.
4. Appellant alleged that the downstairs portion of the rear addition will be used for a utility room and the upstairs as a bedroom.
5. Appellant stated that the rear addition will be 16 feet and 53 inches by 17 feet.
6. Appellant's lot is 79 feet, 97 inches on the west line from front to rear and 77 feet, 83 inches on the east property line.
7. Section 3305.1 of the Zoning Regulations provides that there be an 8 foot side yard for dwellings in the R-1-B District.

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8. Section 3304.1 provides that dwellings in the R-1-B District have a minimum depth in the rear yard of 25 feet.

9. Appellants side yard is 9 feet and the rear yard is 49 feet.

10. There was no opposition to the granting of this appeal registered at the public hearing.

OPINION:

It is the opinion of the Board that the granting of this appeal will not substantially increase the prescribed lot occupancy for the R-1-B District and that the erection of the rear addition will not be inconsistent with the present use and occupancy of the lot and will have no adverse affect upon adjacent and nearby property.

Further, we are of the opinion that the requested relief can be granted without substantially impairing the intent, purpose, and integrity of the zone plan as embodied in the Zoning Regulations and Map.

The Board reserves the right to direct revocation of the occupancy permit upon a proper showing that any terms or conditions of this Order have been violated.

BY ORDER OF THE D. C. BOARD OF ZONING ADJUSTMENT

ATTESTED:

By: \_\_\_\_\_  
PATRICK E. KELLY  
Secretary of the Board

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DIRECTOR OF INSPECTIONS WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.